

## Chapter 2. Site & Context

### 2.1. Regional Context.

Pacific Proving Grounds North (“PPGN”) is comprised of the northern 484 acres of the total 1,800 acres that Pacific Proving LLC purchased from General Motors in 2004. PPGN was part of the former GM Desert Proving Grounds facility. (See **Figure 2.1, Local Vicinity Map**) The PPGN property is located in the southeastern portion of the City of Mesa planning area and is generally bounded by Ellsworth Road to the west, the Williams Gateway Freeway alignment (SR 24) to the south, Signal Butte Road to the east and the Powerline Floodway Channel and Ray Road alignment to the north.



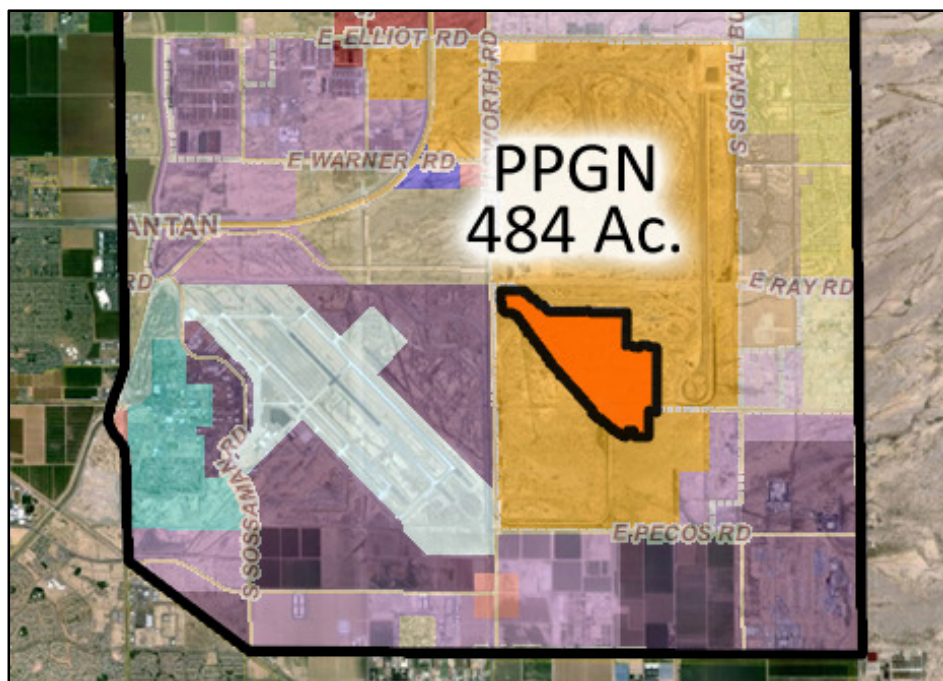
**Figure 2.1, Local Vicinity Map**



The Phoenix-Mesa Gateway Airport, which is a significant contextual influence, is located immediately to the west along with the Arizona State University Polytechnic Campus. The largely residential DMB Mesa Proving Grounds project is located to the immediate north and east.

## 2.2. Historical Context.

The General Plan designation for PPGN is Mixed Use Community (“MUC”) and is designated as predominately single family residential based on the underlying land use plan that was approved as part of the MUC General Plan approval in 2008 (Major GPA 08-02). (See **Figure 2.2, City of Mesa Vicinity Map – General Plan**) The entire 1,800 acre Pacific Proving LLC property was the subject of major General Plan amendment applications filed with the City of Mesa in 2006 and 2008. The 2006 General Plan approval established a land use framework for the Pacific Proving property that included single family residential, mixed use, business park, commercial and light industrial land use designations. In 2008, Pacific Proving LLC elected to take advantage of the City of Mesa’s newly created MUC land use designation, which was designed to facilitate development of large scale master planned communities through a planning framework that could adapt to evolving land use and economic development goals as well as market conditions. The 2008 General Plan approval for the entire Pacific Proving property to MUC coincided with the approval of a General Plan amendment and rezoning for DMB’s Mesa Proving Grounds project to the immediate north. The PPGN property is currently located in unincorporated Maricopa County and zoned Rural-43 with a Special Use Permit for the GM Proving Grounds.



**Figure 2.2, City of Mesa Vicinity Map – General Plan**